
Z-2258
BEAZER HOMES INDIANA, LLP
(A TO R1)

REVISED STAFF REPORT
September 15, 2005

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REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, with consent of owner (Nissan Chemical America Corporation) and represented by Dan Teder, are requesting rezoning of 74.249 acres from A to R1 for a proposed 167 lot single-family development. The site is located on the north side of CR 600 N, just west of County Farm Road (CR 50 W), Tippecanoe 19 (SW) 24-4 and 24 (SE) 24-5.

ZONING HISTORY AND AREA ZONING PATTERNS:

The site is currently zoned Agricultural (A) and has been since the earliest zoning map. Land to the north, west and south of this site is also zoned A. There have been four successful R1 rezones in the area: three for school sites (one adjacent to the east and two south of CR 600 N) and one for a single family development (at the northeast corner of the 600 N and 50 W intersection) (Z-2260, -1552, -1684 & -2043). Much of the residential rezoning in this area of the county has been southeast of the site west of County Farm along CR 500 N. Additionally, there is over 1,000 acres of potentially developable R1-zoned land between the northern limits of West Lafayette and CR 600 N.

AREA LAND USE PATTERNS:

This site is currently in row-crop production as is most of the surrounding land, with the exception of the school sites and Harrison Highland Subdivision. If the school corporation is successful with their rezone request, a third school would be sited on the northwest corner of the 600 N and County Farm intersection. Farm outbuildings occupy land opposite this site south of 600 N. Harrison High School and Burnett's Creek Elementary School are located south of CR 600 N, east and west of County Farm respectively. Single-family homes, surrounded by agriculturally used land, line both the south and north sides of CR 600 N.

Harrison Highlands is an anomalous residential development in this area because all other residential subdivisions are at least ½ mile south of CR 600 N. Most of the considerable residential development in this area of the county is along CR 500 N. The following is a brief list of the existing and/or proposed residential developments:

- Lauren Lakes is a large proposed 677-lot residential subdivision a mile southeast of the proposed site on the south side of CR 500 N;
- Winding Creek Subdivision is a proposed 378-lot partially developed subdivision located north of CR 500 N, between County Farm Road and CR 75 E;
- Meadowgate Estates is a development created through parcelization and Rural Estate subdivisions containing approximately 30 lots located north of CR 500 W, east of Winding Creek.

TRAFFIC AND TRANSPORTATION:

Although there are no traffic counts along 600 N, data from 2004 shows that 4366 cars pass by the intersection of CR 500 N and County Farm Road daily. According to the *Thoroughfare Plan*, both CR 600 N and County Farm are classified as rural secondary arterials, with no improvements planned to either road. The preliminary layout of the proposed subdivision shows one entrance off CR 600 N.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

Staff has received confirmation from both American Suburban Utilities and Indiana-American Water Company that they each have capacity to serve this site.

STAFF COMMENTS:

Petitioner proposes a 167 lot single-family subdivision in this predominantly agricultural area. The non-binding subdivision proposal indicates one entrance onto CR 600 N, a set of internal streets and drainage facilities. Just this month, the County Commissioners approved a TSC rezone request for land adjacent to the east for a proposed middle school. While the school corporation contacted staff about their proposal over a year ago, staff had not been contacted about this rezone prior to its filing.

The number and location of existing and proposed single-family developments, the amount of available land already zoned R1 and the county's job growth numbers must be taken into account when evaluating this request. The closest subdivision to this site is Harrison Highlands located at the northeast corner of the County Farm Road and 600 N intersection. That subdivision, with 143 overall proposed lots, is an anomaly in this area because it is the only residential subdivision north of CR 600 N. The core area of residential expansion in this part of the county is along CR 500 N, which is about a mile southeast of the site. Lauren Lakes Subdivision, located south of 500 N and east of County Farm, proposes 677 new single-family lots (Section 1 has conditional approval). Other subdivisions, some still undergoing development such as Meadowgate Estates and Winding Creek, are east of County Farm and north of 500 N in the same area.

The zoning map shows that with the exception of the R1 site occupied by Burnett's Creek Elementary School, there is no residential zoning west of County Farm near this site and the same thing can be said about the Harrison Highlands' site and land north of CR 600 N. The site as well as land south and north of 600 N is currently in row crop production. In addition to the approved single-family developments, there is well over 1000 acres of potentially developable R1-zoned land between the northern limits of the City of West Lafayette and CR 600 N. Staff feels that this request represents the classic leap-frog approach to residential development because all existing residential developments in this area are east of County Farm and for the most part south of 600 N.

In the Land Use Plan section of the adopted *Comprehensive Plan* it states that because our population is growing the county must attract new jobs and provide affordable housing. The *Plan* also states that we must conserve our existing housing stock while maintaining and encouraging the continuation of agricultural activities that are essential to our community's economy. While everyone recognizes that our urban center must grow, residential growth should be done incrementally adjacent to existing urban areas, not farther out just because less expensive land is available. The need for new housing is tied to job and population growth. In the past, the assumption has been that new home starts (and by extension, residential rezoning requests) were driven by population growth, which in turn was spurred on by an increase in new

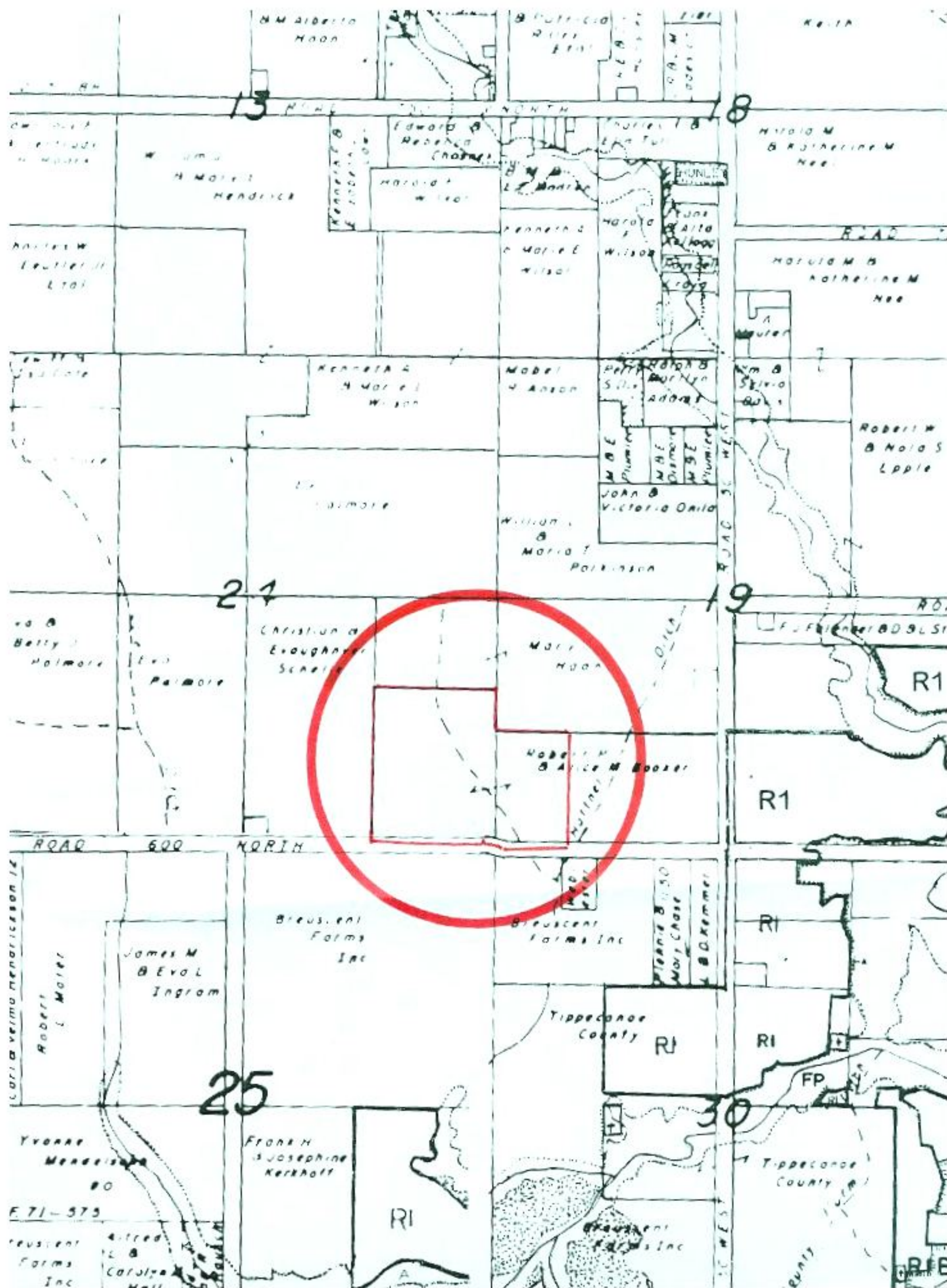
jobs. In the last four or five years this has shifted dramatically because an insufficient number of new jobs have been attracted to the community.

One goal of our adopted *Plan* is that the community conserves our existing housing stock. New information suggests that our recent housing boom was not based on new job growth, but rather on residents moving away from the existing housing stock in the cities into new developments on the fringe of the urban area. This conclusion is based on the fact that between the years 2000 and 2003 our county lost 4,149 jobs (based on the most recent data US Department of Commerce, Bureau of Economic Analysis) while seeing a record number of single-family homes constructed in 2003 and 2004. As stated in previous reports, a housing boom based on residents fleeing established neighborhoods rather than job growth is negatively impacting our existing neighborhoods and schools, and this has not gone unnoticed.

In all fairness to this site, staff reapplied the land use matrix scoring system to determine how its residential potential fared. The site scored only enough to rate a limited potential for residential development; while on the other hand, it scored a high relative potential for agricultural production. Staff interprets these results as meaning that the county does not need to rezone this land in order to maintain our goal of accessible and affordable housing. Staff is unable to support this request because the large residential developments underway southeast of this site and existing undeveloped R1 zoned acreage should be more than ample to handle residential growth for this area in the foreseeable future.

STAFF RECOMMENDATION:

Denial









LEGEND

1. Courtyard Home
2. Charlotte Home
3. County Road 600 North
4. Mounding and Landscape Buffer
5. Frontage Landscape
6. Pond
7. Paved Trail
8. Park/Recreational Area
9. Round-about
10. Property Line
11. Stub Street
12. Entrance Monuments (See Sheet LP-101)
13. Street Trees
14. Common Area
15. Right of Way



REMENSCHNEIDER ASSOCIATES, INC.
 LANSING, MICHIGAN
 217 West Main Street
 Lansing, Michigan 48906-1000
 Phone: (517) 487-1000
 Fax: (517) 487-1001

Beazer Homes, Inc.
 Fieldstone CR 600 North and CR 50 East
 West Lafayette, Indiana

Master Plan

Designed By: [Signature]
 Drawn By: [Signature]
 Checked By: [Signature]
 Date: 12/25/2003



- 2004-11-17



| Polynomial | Size |
|------------|------|
| 1 | 1 |
| x | 1 |
| x^2 | 1 |
| x^3 | 1 |
| x^4 | 1 |
| x^5 | 1 |
| x^6 | 1 |
| x^7 | 1 |
| x^8 | 1 |
| x^9 | 1 |
| x^{10} | 1 |
| x^{11} | 1 |
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| x^{130 | |

REMNENSCHEIDER ASSOCIATES, INC.

[illegible]

^a All drugs administered by oral gavage were prepared as suspensions in water or saline. The volume administered was 0.1 mL per gram of body weight.

Beazer Homes, Inc.
Fieldstone CR 600 North and CR 50 East
West Lafayette, Indiana
Typical Home Landscape Plans

Typical Home Landscape Plans



Assigned to
Change the
Country

[illegible]

LP 102

183 TO 190 Total Lots @ 10,000 S.F. Min.
 10,227 L.F. of Roadway
 50' Right of Way
 30' Roadway Back to Back of Curb
 Average Lot Size = 0.37 Acres

Preliminary Layout
 Sewer Lines
 Layout 1

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Sheet A
 7.77.20